MINUTES - REGULAR MEETING
SANTA MARIA CITY COUNCIL

CITY HALL COUNCIL CHAMBERS
SANTA MARIA, CALIFORNIA

NOVEMBER 21, 2017

CALL TO ORDER:
Mayor Patino called the meeting to order at 4:30 p.m.

ROLL CALL:
MEMBERS PRESENT
Councilmembers Boysen, Cordero, Moats, Waterfield, and Mayor Patino.

STAFF MEMBERS PRESENT
City Manager Haydon, City Attorney Trujillo, Director of Human Resources and Records Anderson, Assistant City Manager Stilwell, Assistant City Attorney Mollenkopf, and Deputy City Clerk Cleary

1) PUBLIC COMMENT:

RECESS:
Mayor Patino recessed to a Closed Session at 4:50 p.m. for:

1) CONFERENCE WITH LEGAL COUNSEL regarding LIABILITY CLAIMS pursuant to Section 54956.95 of the Government Code. Claimant: Cathleen Kromer, Claim No. 16-125816. Agency claimed against: City of Santa Maria.

2) CONFERENCE WITH LABOR NEGOTIATORS pursuant to Section 54957.6 of the Government Code. Agency representatives: City Manager and Director of Human Resources & Records. Employee Organizations: Service Employees International Union (SEIU) Local 620, Santa Maria Police Association of Middle Management (SMPAMM), Santa Maria City Fire Fighters' Union Local 2020 (Local), Non-Represented Management and Confidential Employees, and Public Safety Managers.

3) PUBLIC EMPLOYEE PERFORMANCE EVALUATION pursuant to Government Code Section 54957 and CONFERENCE WITH LABOR NEGOTIATOR pursuant to Section 54957.6 of the Government Code. Agency representative: Mayor; Title: City Attorney and City Manager

INVOCATION:
Pastor Joel Arreola of Santa Maria Foursquare Church gave the Invocation.

PLEDGE OF ALLEGIANCE TO THE FLAG:
Councilmember Cordero led the Pledge of Allegiance.

RECONVENE THE MEETING AND CALL TO ORDER:
Mayor Patino reconvened the meeting and called the meeting to order at 5:30 p.m.

ROLL CALL:
MEMBERS PRESENT
Councilmembers Boysen, Cordero, Moats, Waterfield, and Mayor Patino.

STAFF MEMBERS PRESENT
City Manager Haydon, City Attorney Trujillo, Director of Human Resources & Records Anderson, Fire Chief Champion, Deputy Director of Utilities Clarin, Police Lieutenant Cohen, Recreation & Parks Outreach Coordinator Galarza, Police Chief Hansen, Director of Finance Harvey, Librarian II Jackson, Director of Public Works Kahn, Assistant City Attorney Mollenkopf, Director of Community Development Ng, Recreation & Parks Director Posada, Recreation Services Manager Reyburn, Assistant City Manager Stilwell, and Deputy City Clerk Cleary.

City Attorney Trujillo announced that there was no reportable action associated with Closed Session Items No. 1 or 2.

Mayor Patino announced that, regarding Closed Session Item 3, there would be no change in the current compensation for the City Attorney or City Manager positions and that Council authorized the continuance of their performance based pay.

2. PROCLAMATIONS/COMMENDATIONS/PRESENTATIONS:

A. PROCLAMATION – 50th ANNIVERSARY OF COMMUNITY ACTION COMMISSION (CAC)
Councilmember Cordero presented a proclamation in recognition of the "50th Anniversary of the CAC." The organizations new Executive Director, Pat Keelean, accepted the proclamation.

B. PROCLAMATION – SMALL BUSINESS SATURDAY
Councilmember Moats presented a proclamation in recognition of November 25th as "Small Business Saturday." Glenn Morris, CEO of the Santa Maria Valley Chamber of Commerce accepted the proclamation.

C. GEM AWARD – GOING THE EXTRA MILE AWARD
City Manager Haydon presented the "Going the Extra Mile" Award to Katrina Garcia and Aryanna Reyes of the City's Human Resources Department for their initiative in helping to develop the City's overall succession plan training program.

D. PRESENTATION OF THE NEW "820" AREA CODE OVERLAY
Assistant City Manager Stilwell gave a presentation as detailed in the Council Agenda Report. Beginning in June 2018, 820 area code numbers will be issued in addition to the 805 area code already in place. Residents and businesses that already have 805 area code numbers will be able to keep them. Users will be required to dial the full 11-digit phone number for both area codes. Staff wanted to bring this to the Council's attention, as well as the public's since the change will require the reprogramming of cell phones, fax machines, gates, garage doors, etc., and an adjustment to the 11-digit numbers for users.

3. PUBLIC COMMENT
Cathie Ortiz spoke on homeless issues in the City.

Melanie Little encouraged the City to save eucalyptus trees as they provide habitats for birds.

Ignacio Sanchez commented that he received a ticket when he fell asleep during a time when he was homeless, and said he did not think punishing people for being homeless was fair.

Gale McNeeley spoke on the link between public art and youth safety saying he thought more arts and youth programs should be provided to give youth additional options in the community.

Ernest Armenta spoke on Consent Calendar Item 4C – the Wave Service Swap Agreement; Item 4D – the Massage Ordinance; and Item 4J – the Solomon Summit Construction Project at Los Flores.

4. CONSENT CALENDAR:
Councilmember Boysen recused himself from voting on Items 4E (Grant for Good Samaritan), 4F (CDBG Action Plan Amendment) and 4G (Warrants) due to a financial conflict of interest.

Consent Calendar Items 4A through 4J (except Items 4E, 4F, and 4G) were approved on motion by Councilmember Waterfield, seconded by Councilmember Boysen, and carried on the following vote: 5-0

AYES:	Councilmembers Boysen, Cordero, Moats, Waterfield, and Mayor Patino
NOES:	None
ABSENT:	None
ABSTAIN:	None

Consent Calendar Items 4E, 4F, and 4G were approved on motion by Councilmember Waterfield seconded by Councilmember Cordero, and carried on the following vote: 4-0-1

AYES:	Councilmembers Cordero, Moats, Waterfield, and Mayor Patino
NOES:	None
ABSENT:	None
ABSTAIN:	Councilmember Boysen

A. ORDINANCES
The reading in full of all ordinances and resolutions was waived. Ordinances on the Consent Calendar were adopted by the same vote cast at the first reading unless City Council indicated otherwise.

B. MINUTES
The Minutes of the regular Meeting of the City Council of November 7, 2017, were approved as submitted.

C. SECOND AMENDMENT TO THE WAVE BROADBAND AGREEMENT
Resolution No. 2017-127 was adopted approving the second amendment to the Service Swap Agreement with Wave Business Solutions regarding the City's Broadband Network Telecommunications project.

Resolution No. 2017-127 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING A SECOND AMENDMENT TO ITS BROADBAND SERVICE SWAP AGREEMENT WITH WAVE BUSINESS SOLUTIONS, LLC.

D. ADOPTION OF UPDATED ORDINANCE REGARDING MASSAGE BUSINESSES
Ordinance No. 2017-18 was adopted amending Chapter 4-18 concerning massage businesses, and amending certain Sections of Title 12 of the Santa Maria Municipal Code concerning zoning requirements for massage businesses.

Ordinance No. 2017-18 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, REPEALING AND REPLACING CHAPTER 4-18 CONCERNING MASSAGE BUSINESSES, AND AMENDING SECTIONS 12-10.03 AND 12-13.03 OF TITLE 12 OF THE CITY OF SANTA MARIA MUNICIPAL CODE CONCERNING ZONING REQUIREMENTS FOR MASSAGE BUSINESSES.

E. HOUSING GRANT FOR GOOD SAMARITAN SHELTER
Resolution No. 2017-128 was adopted approving the receipt of a $2 million Community-Based Transitional Housing grant from the State Department of Finance to be distributed to the City of Santa Maria and Good Samaritan Shelter and allocated to homelessness prevention efforts.

Resolution No. 2017-128 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROPRIATING FUNDING UNDER THE DEPARTMENT OF FINANCE'S COMMUNITY-BASED TRANSITIONAL HOUSING GRANT.

F. 2017-18 COMMUNITY DEVELOPMENT BLOCK GRANTS ACTION PLAN AMENDMENT
Resolution No. 2017-129 was adopted approving an amendment to the Fiscal Year 2017-18 Community Development Block Grants Action Plan.

Resolution No. 2017-129 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING THE AMENDED ANNUAL ACTION PLAN FOR FISCAL YEAR 2017-18 FOR THE USE OF FEDERAL FUNDS UNDER THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM.

G. WARRANTS
Warrant Nos. 210599 to 211137 totaling $5,198,052.11 were ordered ratified subject to having been certified as being in conformity with the budget and having been approved for payment by the Director of Finance. Warrant Nos. 210490, 210420, and 210804 were cancelled.

H. PAYROLL
Payment of payroll was ordered ratified subject to having been certified by the proper Department Heads, as shown on records on file in the Department of Finance and having been approved for payment by the Director of Finance.

I. MAKER IMPLEMENTATION GRANT OF $55,000
Resolution No. 2017-130 was adopted approving the receipt of $55,000 for the Santa Maria Public Library as a sub-recipient of Allan Hancock College, California Community College Chancellor's Office, Maker Implementation Grant.

Resolution No. 2017-130 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA. AUTHORIZING ACCEPTANCE OF GRANT FUNDS FOR THE SANTA MARIA PUBLIC · AS A SUBRECIPIENT OF THE ALLAN HANCOCK COLLEGE, CALIFORNIA COMMUNITY COLLEGE CHANCELLOR'S OFFICE MAKER IMPLEMENTATION GRANT.

J. SOLOMON SUMMIT INTERCHANGE AT LOS FLORES, BID NO. 2017/09
Resolution No. 2017-131 was adopted awarding the bid for Solomon Summit Interchange at Los Flores, Bid No. 2017/09, to The J.F. Will Company, Inc., in the amount of $1,158,386.46.

Resolution No. 2017-131 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING A CONTRACT WITH THE J.F.WILL COMPANY, INC. FOR BID NO. 2017/09, SOLOMON SUMMIT INTERCHANGE AT LOS FLORES.

5. SOBHANI GENERAL PLAN LAND USE AND ZONING MAP AMENDMENT AT 402 FARNEL ROAD. The City Council reconsidered a recommendation of the Planning Commission to approve: 1) a Negative Declaration; 2) a General Plan Land Use Map Amendment at 402 Farnel Road to designate a 1.8 acre site **FROM** LI (Light Industrial) **TO** CPO (Commercial/Professional Office) land use classification; and 3) amending the Zoning Map for the 1.8 acre site **FROM** PD/M-1 (Planned Development/Light Manufacturing) **TO** CPO (Commercial/ Professional Office) zoning district.

Director of Community Development Ng gave a presentation as detailed in the Council Agenda Report. The site is located at the west end of Cook Street, a block off of South Blosser Road. The proposed amendment would change the land use designation on the project site from Light Industrial to Commercial/Professional. The Santa Barbara County Education Office uses portions of the current building for administrative offices, a gymnasium, and conference facilities. On January 25, 2017, the Planning Commission approved the item by a vote of 3-2 (Noes: Commissioners Lopez and Seifert). A public hearing was conducted at the regular City Council meeting of February 21, 2017. On a 4-1 vote (Noes: Councilmember Moats), this item was continued until a parking agreement could be secured by the applicant. The item was brought before Council again once the applicant secured additional parking, on June 20, 2017, when a motion to deny the project (moved by Councilmember Waterfield) failed for lack of a second. At the time, Council was concerned about parking issues and pedestrian safety on Blosser given that there was only one well-marked crosswalk. Mr. Ng indicated that following that meeting, the applicant asked for a legal interpretation of the Council's "non-action." It was determined by the City Attorney's Office that, since the legislative body failed to act, it could take action at a later time without waiting a two–year period, as would be required for an action of denial.

Staff has evaluated the parking opportunities for the building and determined that 84 parking spaces exist on the site. Santa Barbara County uses 40 of them, leaving 44 available for the applicant. The applicant secured 20 additional spaces through a parking agreement with the nearby church, and now has a total of 64 spaces available for the proposed project. Future uses and parking will be regulated and enforced through a Planned Development permit and will go before the Planning Commission.

Councilmember Boysen commented that there had been some investigation to learn how the County Education Offices were allowed to be established on the site, and it had been determined that there were never any permits issued to them (nor for tenant improvements).

Director of Community Development Ng confirmed that staff did not find any permits had been issued for the County Education Office.

Councilmember Moats asked if the project was viable and asked for elaboration on the parking situation, including available street parking. He also asked about safety issues for pedestrians crossing Blosser to get to the site.

Director of Community Development Ng responded that the applicant could probably better answer the question regarding viability. Mr. Ng hesitated to quantify the amount of available street parking without being able to go to the site to research an exact number. He went on to say that the applicant believed that 64 parking spaces would be sufficient for their operations. Additionally, pedestrians could cross Blosser at a signalized crosswalk at the corner of Blosser and Cook.

Applicant comments

Applicant Morris Sobhani commented that the building had belonged to Golden State University and said he had gone to the Planning Department where it was discovered that there was no record of the building in the map division. He said he believed the records were lost when the department was converting from paper to digital files as a nearby building was the exact same floor plan and there may have been some confusion. He added he and his team had secured the extra parking the Council had requested at the previous Council meeting. Additionally, none of the 30 surrounding property owners objected to the project and the entire street had parking activity all day to which there is no impact seen. The planning department saw no negative impact to the parking situation. The project will offer a public health service for people in the community. He closed his statements saying that the jaywalking problem already exists right now, the project would not actually be creating it.

New written communications

There were no new written communications.

Public hearing

Mayor Patino opened the Public Hearing at 6:36 p.m.

Ernest Armenta spoke on the available church parking and requested lit crosswalks at Boone Street and South Blosser should the project go forward.

Gil Palacios spoke against the project saying he did not believe there would be enough parking for the project. He also felt the project would take up viable industrial land which is limited in the City.

Mayor Patino closed the Public Hearing at 6:41 p.m.

Council Discussion
Councilmember Boysen asked how much parking would be required if the project were new and a 28,000 square foot building was being proposed.

Director of Community Development Ng responded that 142 parking spaces would be required for that situation.

Councilmember Moats spoke in favor of changing the land use and the zoning, even if Mr. Sobhani's project were not being proposed, as it is already being used for the education offices which are not manufacturing. He questioned whether a manufacturer would even want to impose themselves on either side of the education offices or a clinic. The City is trying to make itself business friendly and saw this as a perfect opportunity to have a nice contract between a renter and landlord. He added that his patients use street parking frequently, and the clinic patients would be able to do so as well.

Councilmember Cordero expressed his concern over the speed of traffic on Blosser Road and said he was concerned about public safety when crossing the street. He reiterated that if a new project were coming in, there was not enough parking available.

Councilmember Waterfield commented that Light Industrial Zoning is a commodity in the City and is very limited. She also expressed concern about pedestrians crossing on Blosser, particularly those with children.

Councilmember Boysen indicated it did not make sense to waive requirements for Mr. Sobhani's request when the Council would not waive requirements for a new applicant or a new project on the same site. Since 142 spaces were required, 142 spaces should be available.

Mayor Patino agreed that it was not appropriate to waive the parking requirements on the site and she expressed her concern for pedestrian safety.

Resolution Nos. 2017-132 and 2017-133 approving the negative declaration and Land Use Policy Map were not adopted.

Ordinance No. 2017-19 amending the official zoning map for the site was not introduced.

Resolution No. 2017-134 was adopted overturning the Planning Commission's approval of the General Plan Amendment and Zone Change on approximately 1.8 acres located at 402 Farnel Road, on motion by Councilmember Boysen, seconded by Councilmember Waterfield, and carried on the following vote: 4-1

AYES: Councilmembers Boysen, Cordero, Waterfield, and Mayor Patino.
NOES: Councilmember Moats
ABSENT: None
ABSTAIN: None

Resolution No. 2017-134 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, TO OVERTURN THE PLANNING COMMISSION APPROVAL OF THE GENERAL PLAN AMENDMENT AND ZONE CHANGE ON APPROXIMATELY 1.8 ACRES LOCATED AT 402 FARNEL ROAD.

Mayor Patino took a moment to recognize members of the City's Fire Department who announced they had raised $18,000 during Fill the Boot for MDA Day.

Mayor Patino moved Item 7 up on the agenda to be presented next.

7. MAYOR'S TASK FORCE ON YOUTH SAFETY - PROPOSED STRATEGIC PLAN. The City Council considered adopting the Strategic Plan from the Mayor's Task Force on Youth Safety. Director of Recreation & Parks Posada gave a presentation as detailed in the Council Agenda Report. He stated that the Mayor's Task Force on Youth Safety was created using models from other cities facing the same

issues with violence, along with the assistance of California Cities Violence Prevention Network and their Executive Director, Ernesto Oliveras.

On February 7, 2017, staff and various community leaders came together to create the Policy Advisory Committee. The Policy Committee met once a month for six (6) months. The meetings were open to the public and the press were in attendance at several of them. Community input was gathered through several forums. Outreach Coordinator, Eddie Galarza, joined Mayor Patino in outreach efforts with local youth at various schools. Questions that were posed during outreach efforts that gathered information about perceptions of safety in the community and what could be done to make the community a safer place. Two community health fairs were held allowing for discussion with parents and children regarding safety.

Information acquired through these efforts was compiled and brought back to the Task Force meetings. Nine (9) implementation objectives went into the Strategic Plan: A) increasing opportunities for youth to participate in the community; B) early identification of youth needs with referral to appropriate services; C) increasing awareness through enhanced communication among community stakeholders including parents; D) developing competent mental health resources and other services in a language accessible manner; E) creating a comprehensive plan to increase interagency service awareness; F) creating a specialized team of law enforcement personnel to suppress gang activity; G) creating internal processes in the police department to accurately catalog and track gang related offenses; H) collaborating with partner agencies to share data and intelligence about repeat violent offenders; and I) reducing youth recidivism rates by providing a more prescriptive re-entry plan linking families to services and community support.

A comprehensive approach with evidence-based strategies was used in developing the Plan along with a collaborative approach with agencies around Santa Maria. The four pillars of the Plan include prevention, intervention, enforcement, and re-entry. The Plan will be a fluid document that will require changes as it is moved forward. Staff will be looking for funding through grants, possibly Measure U if the Measure is renewed, and other resources.

Recreation & Parks Director Posada invited members of the community to be involved by signing up to volunteer, mentor, expand opportunities to youth with regard to recreation, and offer employment opportunities.

Beverly Taylor, a member of the Mayor's Task Force and the Policy Advisory Committee, indicated she was retired after working for the County of Santa Barbara Probation Department for 33 years. She assumed the role of Acting Chief Probation Officer in January 2017. The Probation Department plans to continue their participation as the Plan is put into action. She commended the Mayor and Task Force for setting ambitious timelines and producing the Plan so that it could be implemented sooner than later. She expressed her appreciation for the Youth Town Hall Meeting and its participants who helped create the list of objectives for implementation of the Plan.

Glenn Morris indicated that identifying key strategies was the correct thing to do in spite of those who were requesting a speedier process when the Task Force was first created. He also encouraged everyone to start thinking about potential employment opportunities for youth.

Recreation & Parks Outreach Coordinator, Eddie Galarza, indicated that he had been working in the community for over 25 years with youth and families. He provided examples of the need for the Strategic Plan in the community citing kids and families he has worked with. He also mentioned that the Recreation & Parks' Safe and Strong Summer Programming successfully provided a safe place and lunches for up to 250 children a day.

Ernesto Oliveras, Executive Director of California Cities Violence Prevention Network, stated that law enforcement cannot do everything needed to prevent violence. He and his organization are seeing a movement toward communities taking ownership of their issues and looking for solutions. He encouraged community members to read the Strategic Plan and identify ways they could participate. He added that he was encouraged that youth in the City were expressing a desire to participate in the Plan.

Mayor Patino commented on how important it is for the Workforce Development Programs to offer opportunities to employ youth. She also indicated that the Strategic Plan would be helpful to have when requesting grants.

Councilmember Boysen commented that living on the street should never happen to a Santa Maria resident. Good Samaritan offers services to the homeless and works to give families a safe place to go.

Public Input
Ernest Armenta reminded everyone of the need to hold parents accountable for youth safety. He also expressed concern for funding the Strategic Plan implementation and said no Measure U funding should be provided to implement the Plan.

Ines Ruiz, Jenifer Lopez, Lupita Rios, Yulianna Vega, Paola Ligario, David (last name not provided), Sofia Altamirano, Abraham Melendrez, Joana Barrera, Janet Cruz, Vanessa Cantu, and Bernice Lopez, encouraged the Task Force and the Policy Advisory Committee to include youth as members of the task force or committee and involve youth in their meetings and decision making processes. They also requested that objectives J and K be added into the Plan: J) partnering with schools to increase resources to keep students engaged and on a path to educational success; and K) improving relationships between police and local youth through training and community-oriented policing.

Kathy Sharum spoke about the importance in offering youth and members of the community a sense of ownership with the plan.

Elizabeth Schneider spoke against the plan expressing her concern that youth were not more involved.

Bob Orach spoke about the success of Mayors' Task Forces in other cities. He reminded everyone that the success of the plan would not happen overnight and would affect everyone in the community, adults and youth alike. He also expressed concern with whether or not there would be sustainable funding and he encouraged everyone to read and participate in the Plan.

Recreation Services Manager Reyburn invited everyone to participate in, and be excited about, the Strategic Plan that was being presented. She mentioned that Recreation & Parks staff was working on a compelling grant application that is due January 22nd to help obtain funding. She also acknowledged everyone for continuing to come to the Task Force meetings and invited youth in the audience to continue participating.

Police Lieutenant Cohen indicated he was encouraged that local youth wanted to work more closely in collaboration with the Police Department. He invited youth to contact him at (805) 928-3781, ext. 1234.

Mayor Patino explained how the Task Force was created by pulling together Departments Heads in the County of Santa Barbara along with those in the City of Santa Maria to take advantage of their life experiences, training and education, and wisdom. The goal was to pull resources in the community. She indicated that no youth were ever excluded from forums or meetings nor were they discouraged from sharing their input and that they always participated in the Public Comment portion of the Agenda.

Council discussion
Councilmember Waterfield congratulated everyone involved in the creation of the Strategic Plan She reminded the youth in the audience that the Task Force's Plan was being implemented for their safety.

Councilmember Cordero thanked the public speakers, particularly the youth, for speaking up. He spoke of the need for a consistent effort to involve parents/families and encouraged everyone in the community to come together as the Plan is implemented. He also invited everyone to attend Council Meetings more regularly and noted that more young people seem to be striving to attend college than they used to.

Resolution No. 2017-135 was adopted approving the Strategic Plan from the Mayor's Task Force on Youth Safety, on motion by Councilmember Waterfield, seconded by Councilmember Cordero, and carried on the following vote: 5-0

AYES: Councilmembers Boysen, Cordero, Moats, Waterfield, and Mayor Patino.
NOES: None
ABSENT: None
ABSTAIN: None

Resolution No. 2017-135 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING THE SANTA MARIA VALLEY MAYOR'S TASK FORCE PLAN ON YOUTH SAFETY AND COMMENCING ITS IMPLEMENTATION.

City Manager Haydon took a moment to thank everyone for their participation on the item, particularly California Cities Violence Prevention Network Executive Director, Ernesto Oliveras, who is also a Councilmember in Santa Rosa and found the time to deal with the recent fires in Santa Rosa while actively engaging the Santa Maria community in the Strategic Plan process.

Mayor Patino asked Mr. Oliveras when the grant application to request funding for the Plan was due to the State.

Mr. Oliveras responded that the Executive Committee would review the applications, which will be very competitive, and plans to announce recipients sometime in early spring so they can start the funding cycle on May 1st. The maximum amount that may be awarded is up to $500,000 per city and recipients will be required to pass through 50 percent of that to a community-based organization.

6. URGENCY ORDINANCE REGARDING ACCESSORY DWELLING UNITS. The City Council will conduct a public hearing and consider extending Urgency Ordinance No. 2017-16 imposing a temporary moratorium on Accessory Dwelling Units.

City Attorney Trujillo gave a presentation as detailed in the Council Agenda Report. An Accessory Dwelling Unit (ADU) is a smaller, residential unit in a single family residential zone. Urgency Ordinance No. 2017-16 was passed by Council on October 17, 2017, imposing a temporary moratorium on the issuance of building permits for ADUs. This temporary moratorium will expire on December 1st unless the Council votes to extend the ordinance by a four-fifths (4/5) vote. Adopting the ordinance will extend the moratorium for ten (10) months and fifteen (15) days.

Recent legislation required all cities to approve building permits for ADUs on a ministerial basis. The moratorium would allow the City of Santa Maria to maintain the status quo and allow staff the opportunity to study and make recommendations to the Council for a permanent ordinance regulating ADUs. A report was supplied in the staff report describing the measures taken by staff to address the issue. On December 5, 2017, a public hearing will be held, staff will make additional recommendations regarding ADUs, and present a proposed permanent ordinance. The extension of Ordinance 2017-16 will bridge the gap between December 1st and the effective date of a new, permanent ordinance. Should the Council choose to not adopt a permanent ordinance on December 5th, the Council can choose to extinguish the moratorium and allow ADUs pursuant to State law.

Councilmember Moats asked if the State of California was eliminating the R-1 designation for housing.

City Attorney Trujillo responded that that was a fair statement.
Councilmember Moats commented that it was a terrible idea and an over-reach by the State of California.

Mayor Patino agreed citing current problems with parking shortages, trash cans, and noise levels in the City.

Written communications
There were no written communications.

Public hearing
Mayor Patino opened the public hearing at 8:24 p.m.

Ernest Armenta spoke against extending the moratorium.

Gary Crabtree, a real estate developer in Santa Maria, shared that he has decided to go forward with ADUs on his properties in Santa Maria due to the housing shortage. He spoke against extending the moratorium beyond December 6th as a final decision will be made by the Council at the December 5th meeting.

Mayor Patino closed the public hearing at 8:29 p.m.

Council discussion
Councilmember Cordero asked for clarification on extending the ordinance, saying if Council made a decision on December 5th, it would terminate the urgency ordinance anyway.

City Attorney Trujillo confirmed the statement adding that the ten (10) months and fifteen (15) days is a Government Code provision that governs urgency ordinances.

Ordinance No. 2017-20 was adopted extending Urgency Ordinance No. 2017-16, on motion by Councilmember Boysen, seconded by Councilmember Waterfield, and carried on the following vote: 5-0

AYES: Councilmembers Boysen, Cordero, Moats, Waterfield, and Mayor Patino
NOES: None
ABSENT: None
ABSTAIN: None

Ordinance No. 2017-20 introduced. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, EXTENDING A TEMPORARY MORATORIUM ON THE ISSUANCE OF ANY BUILDING PERMITS FOR ACCESSORY DWELLING UNITS.

8. 1ST QUARTER FINANCIAL REPORT ENDING SEPTEMBER 30, 2017. The City Council received a financial report for the first quarter of 2017-18, considered budget amendments, and updates to the City's Conflict of Interest Code.

Director of Finance Harvey gave a presentation as detailed in the Council Agenda Report. The beginning unaudited fund balance was $10,069,000 as of July 1, 2017. Sales tax receipts through the first quarter of the year were $107,000 or 3.5 percent greater than the first quarter last year. The majority of businesses at Enos Ranch will not be open for the holiday season, and most of the revenue expected from the property will be a redistribution of sales tax from other existing businesses within the City. While the City expects to see a modest increase in sales tax revenues, it will come nowhere near the increase in pension-related expenditures over the next several years.
NHIS revenues were at 50 percent of budget, just over $200,000 with an annual budget of $400,000. This compares to receipt through the first quarter of last year of about $1.2 million for NHIS revenue. This significant decrease is due primarily to Windset Farms' excavation project which completed last year. Staff anticipated this reduction in revenues and reduced the 2017-18 estimated revenues. Fortunately, Chevron's San Luis Obispo Tank Farm project picked up considerably during the first quarter. Very little revenues are anticipated during the rainy season of January through March. It is unlikely that this revenue source will come anywhere near the previous average of $2.1 million.

Permit revenues were at $811,000, or 31.2 percent of budget and at a 2.3 percent increase over last year. General Fund expenditures were at 23 percent of budget and were on course to realize $2 million in salary savings (by not filling existing vacancies) to help address the budget deficit. However, expenditures are expected to exceed revenues by about $3.7 million. Overall, General Fund revenues were approximately $457,000 less that last year at this time and expenditures through the first quarter are over $500,000 more than last year.

Measure U2012 revenues through the first quarter were on budget at 25.7 percent. Expenditures were at 24.6 percent. Through September, roughly 84 percent of expenditures were public safety related.

Regarding the Enterprise Funds, water and wastewater revenues exceeded expenditures by $3.6 million. Expenditures included the semi-annual debt service payment of $779,000 of interest for the 2012AB Refunding Bonds. The remaining principle and interest portion of $3.8 million will occur in the third quarter of the fiscal year.

In closing, Ms. Harvey reported that, in the Solid Waste fund, revenues exceeded expenditures by $800,000. In conjunction with the first quarter financial report, staff recommends eight (8) budget amendments for Council's consideration.

Public Input
Ernest Armenta asked for clarification on several points from the Council Agenda Report.

Council discussion
There was no Council discussion.

Resolution No. 2017-136 was adopted approving amendments to the 2017-18 budget and authorizing the City Manager to implement same, on motion by Councilmember Boysen, seconded by Councilmember Waterfield, and carried on the following vote: 5-0

AYES: Councilmembers Boysen, Cordero, Moats, Waterfield, and Mayor Patino
NOES: None
ABSENT: None
ABSTAIN: None

Resolution No. 2017-136 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING AMENDMENTS TO THE 2017-18 BUDGET AND AUTHORIZING THE CITY MANAGER TO IMPLEMENT SAME.

Resolution No. 2017-137 was adopted amending Appendix A of the Conflict of Interest Code for designated filers of the City of Santa Maria, on motion by Councilmember Boysen, seconded by Councilmember Waterfield, and carried on the following vote: 5-0

AYES: Councilmembers Boysen, Cordero, Moats, Waterfield, and Mayor Patino
NOES: None
ABSENT: None
ABSTAIN: None

Resolution No. 2017-137 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, AMENDING APPENDIX "A" OF THE CONFLICT OF INTEREST CODE FOR DESIGNATED FILERS OF THE CITY OF SANTA MARIA.

REPORT BY CITY MANAGER:
City Manager Haydon thanked Finance Director Harvey for her report and for her efforts during a time when the City is closing out the year for the year-end audit and payroll. Mr. Haydon reported the next City Council meeting would be December 5, 2017. Items on the agenda will include the Growth Mitigation Fee ordinance; an ordinance regarding Accessory Dwelling Units; and a retirement resolution. He commented that this would be his last City Manager Report, he thanked staff for working with him over the years, as well as thanked Council for their support. He added that College Drive would be opening this evening and the Holiday tree lighting will be at 5:30 p.m. on Saturday, December 2nd followed by the parade.

ORAL REPORTS OF COUNCILMEMBERS AND OFFICERS (INCLUDING AB1234 REPORTS):
Councilmember Cordero reported that he attended the dedication of the Sue Sword Heart Center at Marian Medical Center.

Councilmember Moats reported he attended the UCSB Economic Forecast at Alisal Ranch.

Councilmember Waterfield reported that she attended the Celebration of Life Luncheon; the Salute to Veterans Luncheon; the dedication of the Sue Sword Heart Center at Marian Medical Center; the UCSB Economic Forecast; and announced her bid for re-election in 2018.

Councilmember Boysen reported he attended the Investment Oversight Committee Quarterly Meeting.

Mayor Patino reported that she attended the dedication of the Sue Sword Heart Center at Marian Medical Center; the North County Subregional Meeting; the Economic Alliance Future Forum; Veterans Day Memorial; the SBCAG Monthly Board Meeting; and the UCSB Economic Forecast.

ADJOURNMENT:
There being no further business before the City Council, Mayor Patino declared the City Council meeting adjourned at 8:56 p.m.

APPROVED:

December 5, 2017
Date

M. Beth Cleary
Deputy City Clerk and ex officio Clerk of the City Council

Alice M. Patino
Mayor of the City of Santa Maria

ATTEST:

M. Beth Cleary
Deputy City Clerk